



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

10/12/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 DANIEL ISLAND TOWN CENTER

SITE PLAN

Project Classification: SITE PLAN
Address: ISLAND PARK DRIVE
Location: DANIEL ISLAND
TMS#: 2750000220
Acres: 1.34

Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DI-TC

Misc notes: Site Plan for two commercial buildings and associated improvements

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000044
City Project ID Name:

Submittal Review #: PRE-APP
Board Approval Required:

Owner: LAT PURSER, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229
Contact: TONY WOODY woody.t@thomasandhutton.com

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, stormwater technical report & traffic impact study required.

2 STARBUCKS CALHOUN STREET

SITE PLAN

Project Classification: SITE PLAN
Address: 281 CALHOUN STREET
Location: PENINSULA
TMS#: 4570301001
Acres:

Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: LB

Misc notes: Site Plan for conversion of bank building to new coffe shop

☐ new BP approval tracking

City Project ID #: 170626-281CalhounSt-1
City Project ID Name: TRC_SP:Starbucks-Calhoun

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: CHILDRENS TRUST LLC 1994
Applicant: ERIKA AULTMAN 608-407-9082
Contact: ERIKA AULTMAN erika@permit.com

RESULTS: No show by applicant. Revise and resubmit to TRC.

3 WEST ASHLEY GREENWAY

SITE PLAN

Project Classification: SITE PLAN
Address: PARKDALE DRIVE TO STINSON DRIVE
Location: WEST ASHLEY
TMS#: 3100000015, 3500500169, 3500900142,
4211100067

Acres:
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB, C

Misc notes: Site Plan for improvements to section of West Ashley Greenway

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000026
City Project ID Name:


Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: CITY OF CHARLESTON
Applicant: JON GUERRY TAYLOR & ASSOCIATES, INC. 843-884-6415
Contact: CRAIG PAWLYK cpawlyk@jgtinc.com

RESULTS: Deferred

#4 IAAM**SITE PLAN**

Project Classification: SITE PLAN
Address: 14 WHARFSIDE STREET
Location: PENINSULA
TMS#: 4590000007, 171, 241, 242, 243
Acres: 2.4
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

 new BP approval tracking

City Project ID #: 160301-WharfsideSt-1
City Project ID Name: TRC_SP:IAAM[Museum]

Submittal Review #: 3RD REVIEW
Board Approval Required:


Owner: CITY OF CHARLESTON
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Site Plan for new museum and associated improvements

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#5 EAST BAY APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN
Address: 655 EAST BAY STREET
Location: PENINSULA
TMS#: 4590604019, 020
Acres: 0.99
Lots (for subdiv):
Units (multi-fam./Concept Plans): 51
Zoning: MU-1/WH

 new BP approval tracking

City Project ID #: 150707-EBaySt-1
City Project ID Name: TRC_SP:EastBayApartments

Submittal Review #: 4TH REVIEW
Board Approval Required:

Owner: EAST BAY APARTMENTS, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5249
Contact: BRITTANY BOWERS bowers.b@thomasandhutton.com

Misc notes: Site Plan for apartment complex and associated improvements

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#6 CHARLESTON WATERFRONT HOTEL**SITE PLAN**

Project Classification: SITE PLAN
Address: 176 CONCORD STREET
Location: PENINSULA
TMS#: 4590000091 & 276
Acres: 1.45
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: LI

 new BP approval tracking

City Project ID #: TRC-SP2017-000045
City Project ID Name:

Submittal Review #: PRE-APP
Board Approval Required:

Owner: LEUCADIA COAST PROPERTIES, LLC
Applicant: ADC ENGINEERING, INC. 843-566-0161
Contact: CHRIS COOK chris@adcengineering.com

Misc notes: Site Plan for new hotel and associated improvements

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, stormwater technical report & traffic impact study required.

#7 BERMUDA POINTE**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION
Address: ASHLEY RIVER ROAD
Location: WEST ASHLEY
TMS#: 3550700006 & 012
Acres: 4.6
Lots (for subdiv): 35
Units (multi-fam./Concept Plans):
Zoning: GB, LB, DR-12

 new BP approval tracking

City Project ID #: TRC-SUB2017-000047
City Project ID Name:

Submittal Review #: 1ST REVIEW
Board Approval Required:


Owner: PARSONAGE-CPW, LLC
Applicant: WINDMILL ENGINEERING 843-693-4477
Contact: TIM COOK 2820jasper@comcast.net

Misc notes: Subdivision Concept Plan for townhome development

RESULTS: Revise and resubmit to TRC; Stormwater technical report required.

#8 MEETING & ROMNEY STREETS**SITE PLAN**

Project Classification: SITE PLAN
Address: MEETING & ROMNEY STREETS
Location: PENINSULA
TMS#: 4631202054, 055, 056, 057, 058, 059, 060, 061
Acres: 0.52
Lots (for subdiv):
Units (multi-fam./Concept Plans): 35
Zoning: MU-1/WH



City Project ID #: TRC-SP2017-000046
City Project ID Name:

Submittal Review #: PRE-APP
Board Approval Required:


Owner: WHITE POINT PARTNERS
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: TREY LITTLE lpapajcik@seamonwhiteside.com

Misc notes: Site Plan for mixed-use development and associated improvements

RESULTS: Revise and resubmit to TRC; Construction Activity Application & traffic impact study required.

#9 661 KING STREET**SITE PLAN**

Project Classification: SITE PLAN
Address: 661 KING STREET
Location: PENINSULA
TMS#: 4600404022, 023, 090, 091, 092, 100
Acres: 0.82
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB



City Project ID #: 160622-KingSt-1
City Project ID Name: TRC_SP:KingStreetOffice

Submittal Review #: 2ND REVIEW
Board Approval Required:


Owner: THE GREGORY COMPANY
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: RIVERS CAPE lpapajcik@seamonwhiteside.com

Misc notes: Site Plan for office building and associated improvements

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#10 PRODUCE LANE**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION
Address: MAYBANK HIGHWAY & PRODUCE LANE
Location: JOHNS ISLAND
TMS#: 3130000152, 153, 154, 157, 158
Acres: 7.36
Lots (for subdiv): 34
Units (multi-fam./Concept Plans):
Zoning: GB & DR-2



City Project ID #: TRC-SUB2017-000048
City Project ID Name:

Submittal Review #: 1ST REVIEW
Board Approval Required:

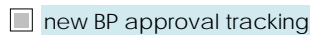
Owner: REAVIS - COMER DEVELOPMENT
Applicant: HLA, INC. 843-463-1166
Contact: RYAN WILLIAMS rwilliams@hlainc.com

Misc notes: Subdivision Concept Plan for single-family residential development

RESULTS: Revise and resubmit to TRC;

#11 US FOODS CHEF'SSTORE**SITE PLAN**

Project Classification: SITE PLAN
Address: 649 MEETING STREET
Location: PENINSULA
TMS#: 4640000033
Acres: 9.04
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: UP



City Project ID #: 170517-1510MeetingSt-1
City Project ID Name: TRC_SP:USFoodsChefstore

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: US FOODS, INC.
Applicant: HOYT + BERENYI 843-408-3546
Contact: KYLE HOYT khoyt@hoytberenyi.com

Misc notes: Site Plan for commercial building and associated improvements

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

12 CSG OFFICE BUILDING

SITE PLAN

Project Classification: SITE PLAN
Address: 1022 PHYSICIANS DRIVE
Location: WEST ASHLEY
TMS#: 3090000072
Acres: 0.5
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GO

 new BP approval tracking

City Project ID #: TRC-SP2017-000047
City Project ID Name:

Submittal Review #: PRE-APP
Board Approval Required:

Owner: MARSH OAKS MEDICAL
Applicant: NOVUS ARCHITECTS, INC.
Contact: DAVID GREER

843-284-0212
david.greer@novusa.com

Misc notes: Site Plan for office building and associated improvements

RESULTS: Revise and resubmit to TRC; Construction Activity Application required.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.